ABBREVIATIONS

(REFER TO CONSULTANT DRAWINGS FOR ADDITIONAL ABBREVIATIONS)

AC. TILE	ACOUSTIC TILE
AD.J.	ADJUSTABLE
ALUM.	ALUMINUM
A.B.	ANCHOR BOLT
APPROX.	APPROXIMATELY
A.C.	ASPHALTIC CONCRETE
A.F.F.	ABOVE FINISHED FLOOR
@	AT
BLKG.	BLOCKING
BD.	BOARD
BOT.	BOTTOM
BLDG.	BUILDING
CAB.	CABINET
C.I.	CAST IRON
C.B.	CATCH BASIN
CLG.	CEILING
CEM.	CEMENT
C.C or O.C.	CENTER TO CENTER
CL.	CENTERLINE
CER. TILE	CERAMIC TILE
C.O.	CLEANOUT
C.O.T.G.	CLEANOUT TO GRADE
CLR.	CLEAR
RDW	REDWOOD
C.W.	COLD WATER
COL.	COLUMN
CONC.	CONCRETE
C.P.	CONCRETE PIPE
CONST.	CONSTRUCTION
C.H.	CONSTRUCTION HEART
C.J.	CONSTRUCTION JOINT
CONT.	CONTINUOUS
CTR.	COUNTER
CTSK.	COUNTER SUNK
D.A.	DISABLED ACCESS
DTL.	DETAIL
DIA. or Ø	DIAMETER
DIM.	DIMENSION
DW	DISHWASHER
DISP.	DISPOSAL
DO	DITTO
DR.	DOOR
D.S.	DOWNSPOUT
DWG.	DRAWING
D.F.	DRINKING FOUNTAIN and/or DOUGLAS FIR
EA.	EACH
E.W.	EACH WAY
ELECT.	ELECTRIC or ELECTRICAL
E.W.C.	ELECTRIC WATER COOLER
EL. or ELEV.	ELEVATION
ENCL.	ENCLOSE and/or ENCLOSURE
EQ.	EQUAL
EQUIP.	EQUIPMENT
(E)	EXISTING
EX.	EXPANSION
E.J.	EXPANSION JOINT
EXP.	EXPOSED
EXT.	EXTERIOR
F.O.C.	FACE OF CONCRETE
F.O.M.	FACE OF MASONRY
F.O.S.	FACE OF STUD
FIN.	FINISH
F.E.	FIRE EXTINGUISHER
F.E.C.	FIRE EXTINGUISHER CABINET
F.H.C.	FIRE HOSE CABINET
F.H.M.S.	FLAT HEAD METAL SCREW
F.H.W.S.	FLAT HEAD WOOD SCREW
FL. or FLR.	FLOOR
F.D.	FLOOR DRAIN
FTG.	FOOTING
FND.	FOUNDATION
GALV.	GALVANIZED
G.I.	GALVANIZED IRON
GA.	GAUGE
GL.	GLASS
GLU-LAM	GLUE-LAMINATED
GRD.	GRADE
GYP. BD.	GYPSUM BOARD
HDW.	HARDWARE
HT.	HEIGHT
H.C.	HOLLOW CORE
H.M.	HOLLOW METAL
HORIZ.	HORIZONTAL
H.B.	HOSE BIBB
HR.	HOUR
INSUL.	INSULATION
INT.	INTERIOR
INV.	INVERT
JT	JOINT
LAV.	LAVATORY
LAM.	LAMINATE
M.B.	MACHINE BOLT
M.H.	MANHOLE
MFG.	MANUFACTURER
M.O.	MASONRY OPENING
MATL.	MATERIAL
MAX.	MAXIMUM
MECH.	MECHANICAL
MTL.	METAL
MIN.	MINIMUM
MISC.	MISCELLANEOUS
MTD.	MOUNTED
(N)	NEW
N.I.C.	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
NO. or #	NUMBER
OBS.	OBSCURE
O.C.	ON CENTER
OPNG.	OPENING
OPP.	OPPOSITE
O.H.	OPPOSITE HAND
O.F.O.S.	OUTSIDE FACE OF STUD
O.D.	OVERFLOW DRAIN and/or OUTSIDE DIAMETER
O.F.C.I.	OWNER FURNISHED and CONTRACTOR INSTALLED
PART.	PARTITION
P.A.F.	POWDER ACTUATED FASTENER
PL.	PLATE
PLAS.	PLASTER
PW/PLYWD.	PLYWOOD
PR.	PAIR
P.L.	PROPERTY LINE
d	PENNY (NAILS)
P.V.C.	POLY VINYL CHLORIDE
Q	
R. or RAD.	RADIUS
R.W.L.	RAIN WATER LEADER
RWD./R.W.	REDWOOD
R.C.P.	REINFORCED CONCRETE PIPE
REINF.	REINFORCING
REQ'D	REQUIRED
R.D.	ROOF DRAIN
RM.	ROOM
R.O.	ROUGH OPENING
RND. or Ø	ROUND
R.H.M.S.	ROUND HEAD METAL SCREW
R.H.W.S.	ROUND HEAD WOOD SCREW
S.T.S.M.S.	SELF TAPPING SHEET METAL SCREW
SHEATH.	SHEATHING
SHT.	SHEET
S.M.S.	SHEET METAL SCREW
S.O.V.	SHUT OFF VALVE
SIM.	SIMILAR
S.C.	SOLID CORE
SPEC.	SPECIFICATIONS
SQ. or Ø	SQUARE
S.S.	STAINLESS STEEL
STD.	STANDARD
STL.	STEEL
STRUCT.	STRUCTURAL
TEL.	TELEPHONE
T.T.B.	TELEPHONE TERMINAL BOARD
TERR.	TERRAZZO
T.&G.	TONGUE & GROOVE
T.J.	TOOLED JOINT
T.O.B.	TOP OF BEAM
T.O.C.	TOP OF CURB or CONCRETE
T.O.S.	TOP OF STEEL or SHEATHING
T.O.W.	TOP OF WALK
TYP.	TYPICAL
U.O.N.	UNLESS OTHERWISE NOTED
V.T.R.	VENT THROUGH ROOF
VERT.	VERTICAL
V.G.	VERTICAL GRAIN
V.C.T.	VINYL COMPOSITION TILE
V.C.P.	VITRIFIED CLAY PIPE
V.W.C.	VINYL WALL COVERING
W.C.	WATER CLOSET
W.H.	WATER HEATER
WP.	WATERPROOF
W/	WITH
W/O	WITHOUT
WD.	WOOD
W.W.M..	WELDED WIRE MESH

SYMBOLS

REFER TO ARCHITECTURAL FLOOR PLAN SHEETS AND CONSULTANT DRAWINGS FOR ADDITIONAL SYMBOLS AND REFERENCE DESIGNATIONS

DIMENSION REFERENCE

- FACE OF OBJECT
- CENTERLINE OF OBJECT

SECTION REFERENCE

01 / A9.1 — 01 = SECTION NUMBER; A9.1 = SHEET WHERE APPEARS

DETAIL REFERENCE

01 / A9.1 — 01 = DETAIL NUMBER; A9.1 = SHEET WHERE APPEARS

SCHEDULE REFERENCE

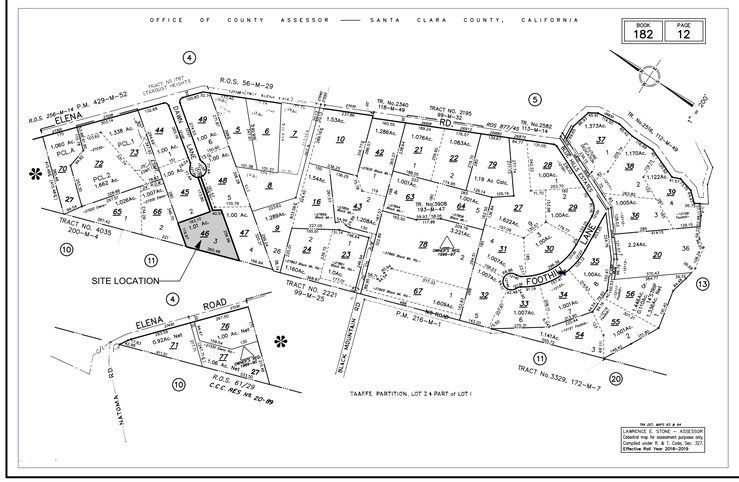
- A — PLAN REF. GRID
- 10 — DOOR ID
- A — WINDOW ID
- 1 — REVISION MARKER
- 01 — PLAN KEY NOTES

MATERIALS REFERENCE

- EARTH
- GRAVEL / ROCK
- CONCRETE
- CONCRETE BLOCK
- SAND, GROUT OR PLASTER
- STEEL
- WOOD, FINISH GRADE
- PLY-WOOD
- WOOD, CONTINUOUS MEMBER
- WOOD, BLOCKING

DEFERRED APPROVAL ITEMS

A RESIDENTIAL FIRE SPRINKLER SYSTEM IS REQUIRED IN ACCORDANCE WITH NFPA 13D AND STATE AND LOCAL REQUIREMENTS.
SEE CONDITIONS OF APPROVAL.
FIRE SPRINKLERS WILL BE SECURED ON A SEPARATE PERMIT.



PROJECT TEAM

OWNER	SEPTIC CONSULTANT
GOPI KOGANTI 12170 DAWN LANE LOS ALTOS HILLS CA 94022 T: (408) 621-1230	S.R. HARTSELL, R.E.H.S. ENVIRONMENTAL HEALTH SPECIALIST P.O. BOX 342 PACIFICA, CA 94044 T: (650) 888-2419
SURVEYOR	**CIVIL ENGINEER**
LEA & BRAZE ENGINEERING, INC. CIVIL ENGINEERS - LAND SURVEYORS 2495 INDUSTRIAL PARKWAY WEST HAYWARD, CA 94545 T: (510) 887-4086	LEA & BRAZE ENGINEERING, INC. CIVIL ENGINEERS - LAND SURVEYORS 2495 INDUSTRIAL PARKWAY WEST HAYWARD, CA 94545 T: (510) 887-4086

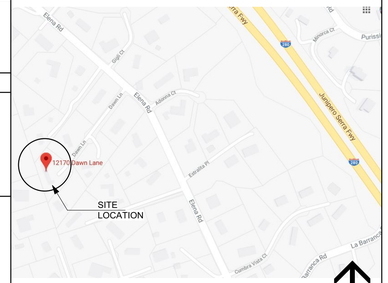
ARCHITECTURAL

A-1.0	PROJECT INFORMATION
1	TOPOGRAPHIC MAP
A-1.1	SITE PLAN
A-1.2	AREA DIAGRAMS
A-2.0	FIRST FLOOR PLAN
A-2.1	SECOND FLOOR PLAN
A-2.2	BASEMENT FLOOR PLAN
A-2.3	ROOF PLAN
A-3.0	EXTERIOR ELEVATIONS
A-3.1	EXTERIOR ELEVATIONS
A-4.0	BUILDING SECTIONS
A-4.1	BUILDING SECTIONS
A-5.0	GREEN POINT CHECK LIST
MB	MATERIAL BOARD

CIVIL

C-1.0	TITLE SHEET
C-1.1	OVERALL SITE PLAN
C-2.0	GRADING PLAN and DRAINAGE PLAN
C-2.1	GRADING PLAN and DRAINAGE PLAN
C-2.2	DRIVEWAY PROFILE
C-3.0	UTILITY PLAN
C-3.1	UTILITY PLAN
C-4.0	DETAILS
C-4.1	DETAILS
C-4.2	DETAILS
C-5.0	GRADING SPECIFICATIONS
ER-1	EROSION CONTROL PLAN
ER-2	EROSION CONTROL DETAILS
PA-2	PROPOSED PAVED AREA

LOCATION MAP



SCOPE OF WORK

NEW SINGLE FAMILY HOME AND ADU
5,761 S.F. 2 STORY WITH ATTACHED
GARAGE AND BASEMENT

APPLICABLE CODES

2019 California Building Code
2019 California Residential Building Code
2019 California Mechanical Code
2019 California Plumbing Code
2019 California Electrical Code
2019 California Energy Code
2019 Calgreen

Front Elevation

PROJECT INFORMATION	
APN	182 12 046
COUNTY	SANTA CLARA
ZONING DISTRICT	R-A
FLOOD ZONE	No
HISTORIC DISTRICT	No
OCCUPANCY	R-1
BUILDING TYPE	V-B
AVERAGE SLOPE	0.06
LOT SIZE (PER COUNTY RECORDS)	43,827 S.F. (1.01 AC)
ALLOWED MFA	5,761 S.F.
MIN. SETBACK	F= 30' S=30' R=30'
MAXIMUM HEIGHT (PROPOSED)	+- 24'-0" FROM BELOW FIRST FLOOR SLAB
FIRST FLOOR AREA (garage included)	4,010 sq.ft.
SECOND FLOOR AREA	1,751 sq.ft.
AREA ABOVE 17' CEILING HEIGHT(included in second floor area)	25 sq. ft.
GARAGE AREA (already included in first floor area)	712 sq.ft.
MAXIMUM FLOOR AREA (sq.ft.)	5,761 sq.ft.
BASEMENT (including ADU)	2,270 sq.ft. Below Grade Not counted toward Total Floor Area
ADU (within basement)	982 sq.ft. Below Grade Not counted toward Total Floor Area
ACCESSIBLE TERRACES (second floor)	101+66+56=233 sq.ft.

KOGANTI RESIDENCE

12170 DAWN LN
LOS ALTOS HILLS, CA

Revision	Revision	Revision

KOGANTI RESIDENCE
12170 Dawn Ln Los Altos Hills,Ca.
PROJECT INFO

Sheet Scale : AS NOTED	Drawn By DG	Reviewed By DG	1/16/2020

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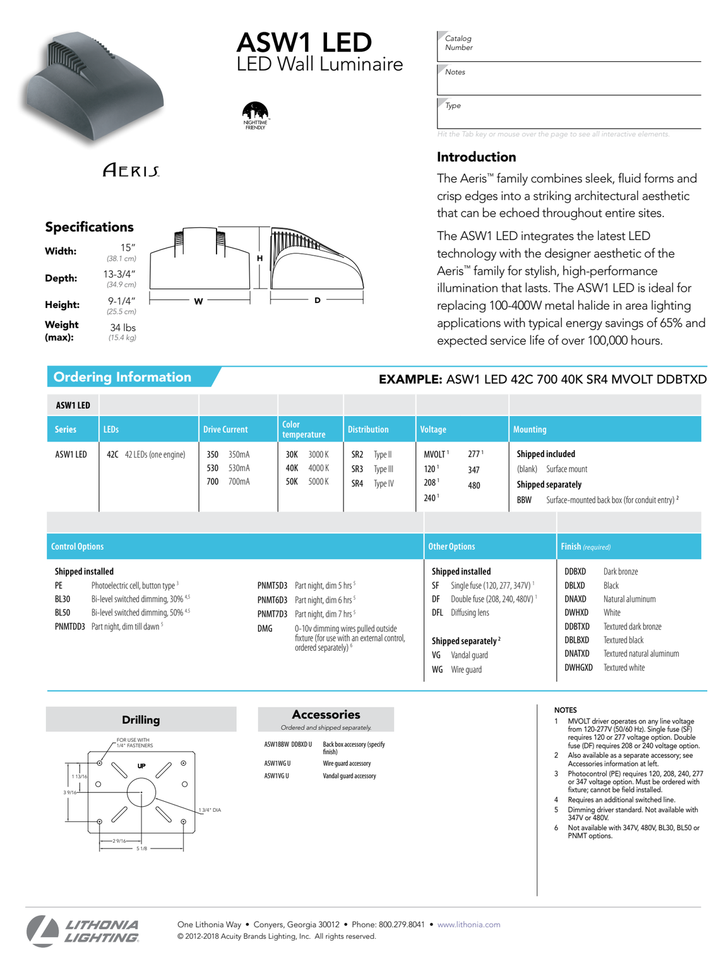
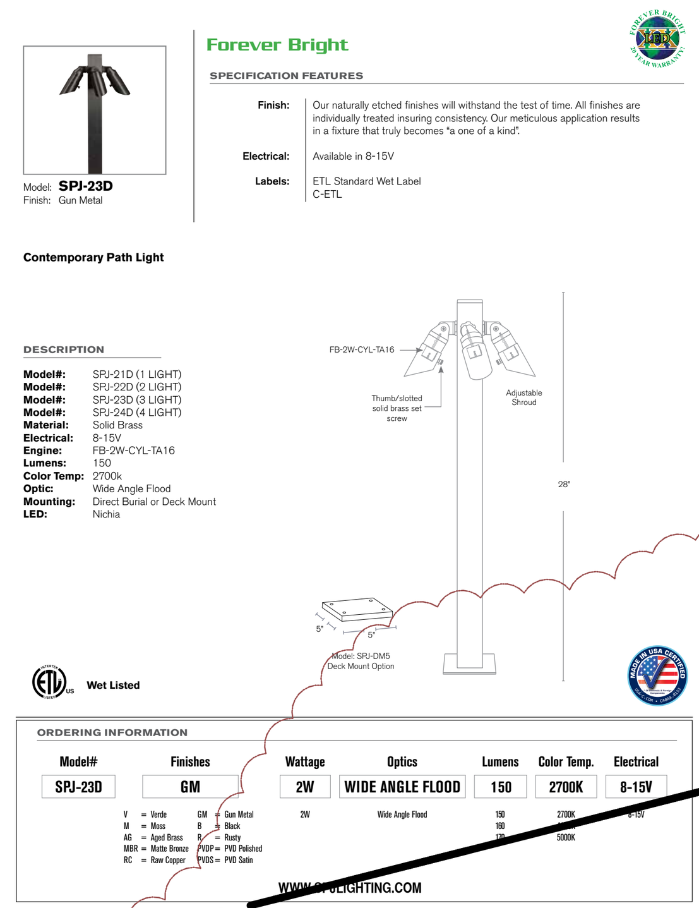
LICENSED ARCHITECT
DAVIDE GIANNELLA
C-31293
REN 12-31-19
STATE OF CALIFORNIA

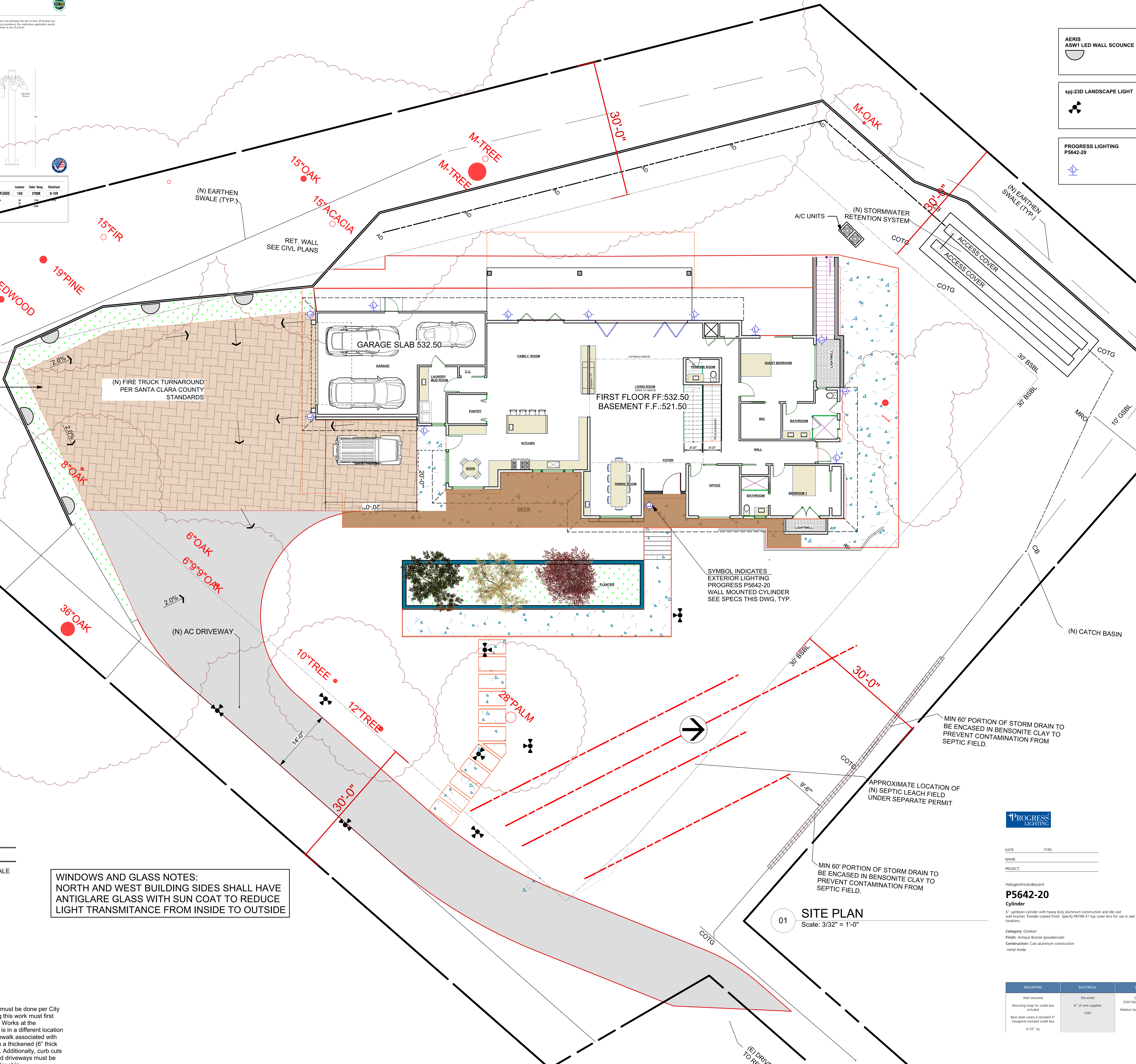
A 1.0



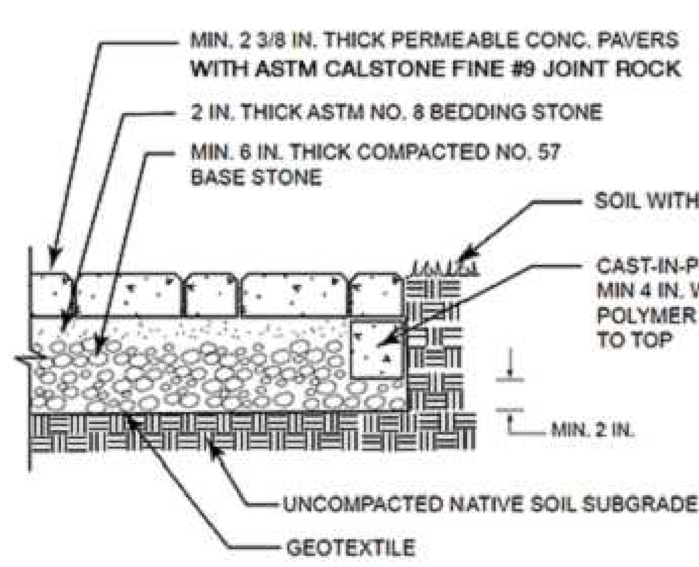
ASW1 LED
LED Wall Luminaire
AERIS
Introduction
The Aeris™ family combines sleek, fluid forms and crisp edges into a striking architectural aesthetic that can be echoed throughout entire sites.
The ASW1 LED integrates the latest LED technology with the designer aesthetic of the Aeris™ family for stylish, high-performance illumination that lasts. The ASW1 LED is ideal for replacing 100-400W metal halide in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.
Specifications
Width: 15"
Depth: 13-3/4"
Height: 9-1/4"
Weight (max): 34 lbs
Ordering Information
EXAMPLE: ASW1 LED 42C 700 40K SR4 MVOLT DDBTXD
Drilling
Accessories
LITHONIA LIGHTING



Forever Bright
SPECIFICATION FEATURES
Finish: Our naturally etched finishes will withstand the test of time. All finishes are individually treated insuring consistency. Our meticulous application results in a fixture that truly becomes "a one of a kind".
Electrical: Available in 8-15V
Labels: ETL Standard Wet Label C-ETL
Model: SPJ-23D
Finish: Gun Metal
Contemporary Path Light
DESCRIPTION
Model#: SPJ-21D (1 LIGHT)
Model#: SPJ-22D (2 LIGHT)
Model#: SPJ-23D (3 LIGHT)
Model#: SPJ-24D (4 LIGHT)
Material: Solid Brass
Electrical: 8-15V
Engine: FB-2W-CYL-TA16
Lumens: 150
Color Temp: 2700k
Optic: Wide Angle Flood
Mounting: Direct Burial or Deck Mount
LED: Nichia
Wet Listed
ORDERING INFORMATION
Model# SPJ-23D
Finishes GM
Wattage 2W
Optics WIDE ANGLE FLOOD
Lumens 150
Color Temp. 2700K
Electrical 8-15V
WWW.SPJLIGHTING.COM



AERIS
ASW1 LED WALL SCOUNCE
spj-23D LANDSCAPE LIGHT
PROGRESS LIGHTING
P5642-20
15"FIR
19"PINE
16"REDWOOD
35"REDWOOD
15"OAK
M-TREE
M-TREE
15"ACACIA
M-OAK
30'-0"
30'-0"
(N) EARTHEN SWALE (TYP.)
RET. WALL SEE CIVL PLANS
AD
A/C UNITS
(N) STORMWATER RETENTION SYSTEM
COTG
ACCESS COVER
ACCESS COVER
(N) EARTHEN SWALE (TYP.)
30' BSBL
30' BSBL
MRO
10' GSBL
(N) METERED RELEASE OUTLET
CB
(N) CATCH BASIN
PERCOLATING PAVERS
(N) FIRE TRUCK TURNAROUND PER SANTA CLARA COUNTY STANDARDS
2.0%
8"OAK
GARAGE SLAB 532.50
GARAGE
LAUNDRY MUD ROOM
C.C.
PANTRY
KITCHEN
NOOK
FAMILY ROOM
CATWALK ABOVE
LIVING ROOM OPEN TO ABOVE
FIRST FLOOR FF:532.50
BASEMENT F.F.:521.50
POWDER ROOM
GUEST BEDROOM
WIC
BATHROOM
HALL
FOYER
DINING ROOM
OFFICE
BATHROOM
BEDROOM 1
LIGHTWELL
GUEST PARKING
DECK
20'-0"
20'-0"
4'-0"
PLANTER
SYMBOL INDICATES EXTERIOR LIGHTING PROGRESS P5642-20 WALL MOUNTED CYLINDER SEE SPECS THIS DWG, TYP.
6"OAK
6"9"9"OAK
36"OAK
(N) AC DRIVEWAY
10"TREE
12"TREE
28"PALM
14'-0"
30'-0"
30'-0"
MIN 60' PORTION OF STORM DRAIN TO BE ENCASED IN BENSONITE CLAY TO PREVENT CONTAMINATION FROM SEPTIC FIELD.
APPROXIMATE LOCATION OF (N) SEPTIC LEACH FIELD UNDER SEPARATE PERMIT
9'-6"
MIN 60' PORTION OF STORM DRAIN TO BE ENCASED IN BENSONITE CLAY TO PREVENT CONTAMINATION FROM SEPTIC FIELD.
COTG
(E) DRIVEWAY TO REMAIN
BUBBLER



MIN. 2 3/8 IN. THICK PERMEABLE CONC. PAVERS WITH ASTM CALSTONE FINE #9 JOINT ROCK
2 IN. THICK ASTM NO. 8 BEDDING STONE
MIN. 6 IN. THICK COMPACTED NO. 57 BASE STONE
SOIL WITH VEGETATIVE COVER
CAST-IN-PLACE CONC. EDGE MIN 4 IN. WIDE MORTAR OR POLYMER ADHERED PAVERS TO TOP
MIN. 2 IN.
UNCOMPACTED NATIVE SOIL SUBGRADE
GEOTEXTILE

NOTES:
1. PEDESTRIAN USE ONLY.
2 DESIGN, MATERIAL AND CONSTRUCTION GUIDELINES TO FOLLOW ICPI GUIDE SPECIFICATIONS.
3. PAVER SURFACES SLOPE: MAX. 1%
4. SOIL SUBGRADE MAX. SLOPE: 1/2%
5. THICKER BASE AND/OR DRAIN PIPES MAY BE REQUIRED IF PATIO RECEIVES RUNOFF FROM ADJACENT IMPERVIOUS SURFACES OR ROOFS.
6. CAST-IN-PLACE CONCRETE CURBS CAN BE WITHOUT PAVERS ON TOP. IN SUCH CASES, CURBS SHOULD BE LEVEL WITH CONCRETE PAVER FIELD.

PERMEABLE INTERLOCKING CONCRETE PAVEMENT PATIO

DRAWING NO. ICPI-77
SCALE NO SCALE

WINDOWS AND GLASS NOTES:
NORTH AND WEST BUILDING SIDES SHALL HAVE ANTIGLARE GLASS WITH SUN COAT TO REDUCE LIGHT TRANSMITANCE FROM INSIDE TO OUTSIDE

01 SITE PLAN
Scale: 3/32" = 1'-0"

PROGRESS LIGHTING

DATE: TYPE:
NAME:
PROJECT:

Halogen/incandescent
P5642-20
Cylinder
6" up/down cylinder with heavy duty aluminum construction and die cast wall bracket. Powder coated finish. Specify P8798-31 top cover lens for use in wet locations.

Category: Outdoor
Finish: Antique Bronze (powdercoat)
Construction: Cast aluminum construction metal shade

Width: 6"
Height: 18"
Depth: 8-7/8"
H/CTR: 8"

MOUNTING	ELECTRICAL	LAMPING	ADDITIONAL INFORMATION
Wall mounted Mounting strap for outlet box included Back plate covers a standard 4" hexagonal recessed outlet box 4-1/2" sq.	Pre-wired 6" of wire supplied 120V	Quantity: 2 250/150W PAR-38 or BR-40 Medium base porcelain sockets	cCSAus Damp location listed location listed 1 year warranty Companion fixtures are available

DIMENSIONS NOTE

1-CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD AND NOTIFY ARCHITECT OF ANY DISCREPANCY BEFORE ANY CONSTRUCTION

2- CONTRACTOR TO STAKE PROPERTY LINES WITH SURVEYOR AND USE SETBACKS FOR LAY-OUT

WORK IN THE RIGHT-OF-WAY: Work must be done per City standards and the contractor performing this work must first obtain a Street Work Permit from Public Works at the Development Center. If a new driveway is in a different location than the existing driveway, then the sidewalk associated with the new driveway must be replaced with a thickened (6" thick instead of the standard 4" thick) section. Additionally, curb cuts and driveway approaches for abandoned driveways must be replaced with new curb, gutter and planter strip.

Revision | Revision | Revision

KOGANTI RESIDENCE
12170 Dawn Ln Los Altos Hills,Ca.
SITE PLAN

Sheet Scale : AS NOTED
Drawn By DG
Reviewed By DG
1/16/2020

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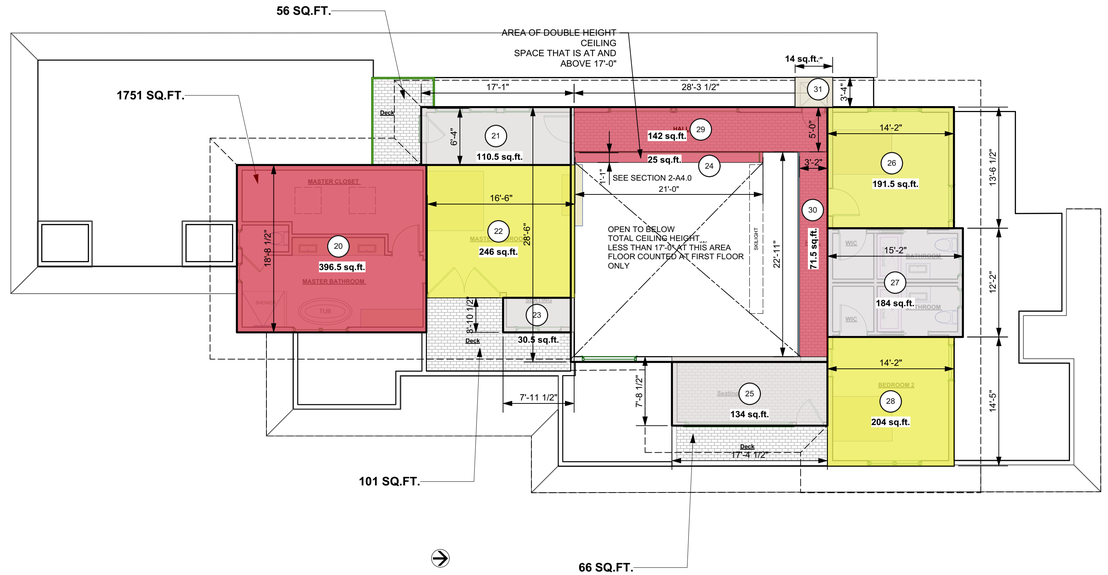
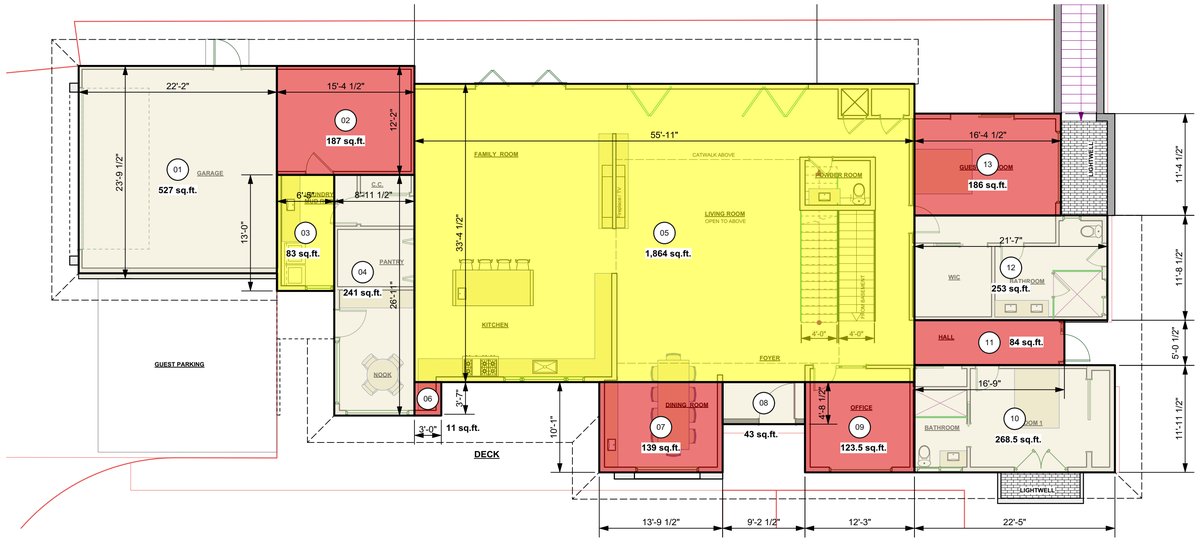
LICENSED ARCHITECT DAVIDE GIANNELLA C-31293 REN 12-31-19 STATE OF CALIFORNIA

A 1.1



3 2DN FLOOR PLAN - AREA DIAGRAM
Scale: 1/8" = 1'-0"



2 1ST FLOOR PLAN - AREA DIAGRAM
Scale: 1/8" = 1'-0"

TOT: 4,010 SQ.FT.

Revision
Revision
Revision

KOGANTI RESIDENCE
12170 Dawn Ln Los Altos Hills,Ca.

AREA DIAGRAMS

Sheet Scale : AS NOTED
Drawn By DG
Reviewed By DG
1/16/2020

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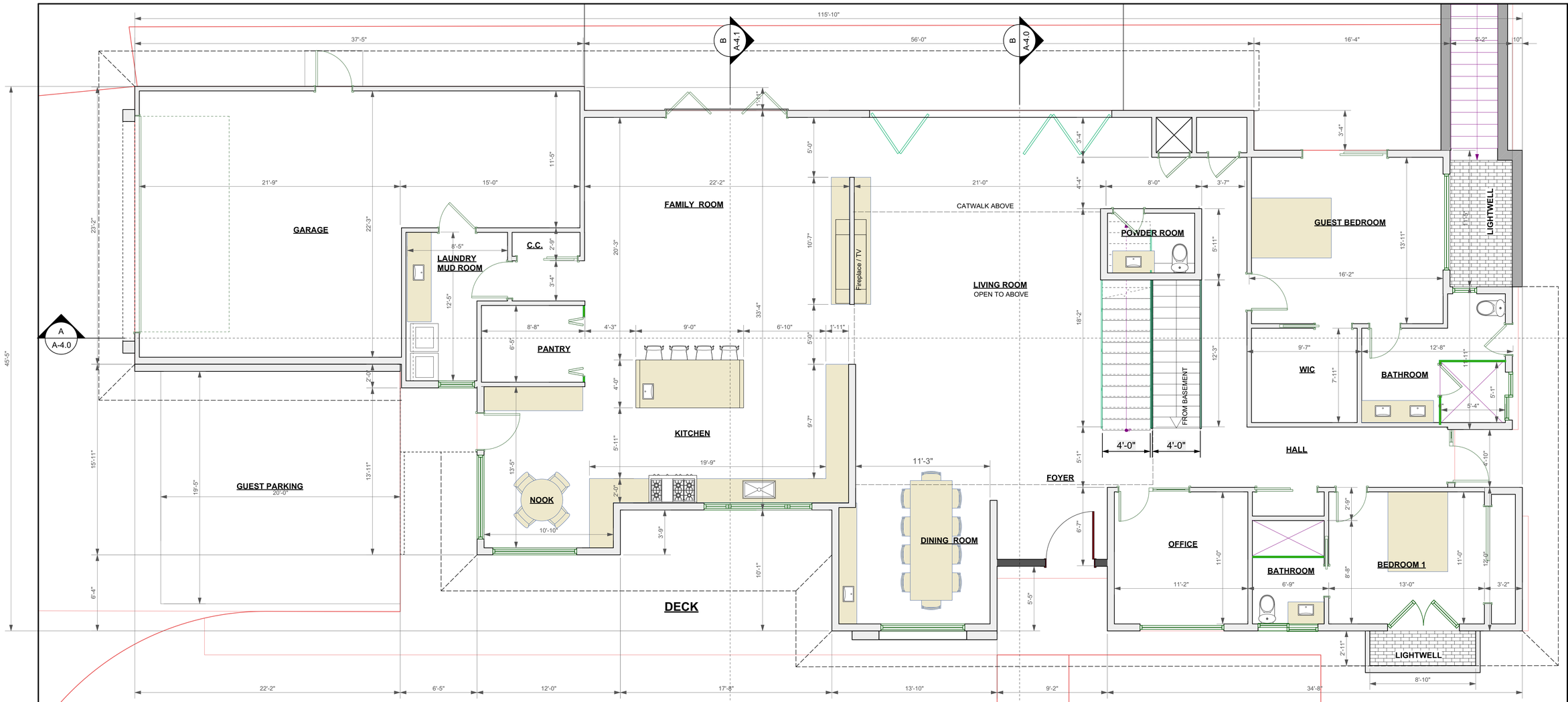
A 1.2



EGRESS NOTES:

• EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING (R310.1)

A) MINIMUM NET CLEAR OPENABLE DIMENSION OF 24" IN HEIGHT (R310.1.2)

B) MINIMUM NET CLEAR OPENABLE DIMENSION OF 20" IN WIDTH (R310.1.3)

C) MINIMUM NET CLEAR OPENABLE DIMENSION OF 5.7 SQUARE FEET IN AREA.
GRADE FLOOR OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5 SQUARE FEET (R310.1.1)

D) WHERE EMERGENCY ESCAPE AND RESCUE WINDOWS ARE PROVIDED THEY SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44 INCHES MEASURED FROM THE FLOOR.

WATER HEATER NOTES:

WATER HEATERS REQUIRE TWO SEISMIC STRAPS; ONE LOCATED WITHIN THE TOP 1/3 OF THE WATER HEATER AND ONE AT THE BOTTOM 1/3.
THE BOTTOM STRAP SHALL BE LOCATED AT LEAST 4" AWAY FROM THE HEATER CONTROLS. CPC 508.2
MAXIMUM TEMPERATURE WILL BE LIMITED TO 120 DEGREES F.x

PLUMBING PLAN NOTES:

A) WATER CLOSETS SHALL HAVE AN AVERAGE WATER CONSUPTION OF NOT MORE THAN 1.28 GALLONS PER FLUSH. CPC 402.2C
B) SHOWER HEADS MAXIMUM 2.0 GPM.
C) KITCHEN / WETBAR / LAUNDRY FAUCET MAXIMUM 1.8 GPM.
D) LAVY FAUCET MAXIMUM 1.5 GPM.

☐ Control valves and shower heads shall be located on the sidewall of shower compartments or otherwise arranged so that the shower head does not discharge directly at the entrance to the compartment so that the bather can adjust the valves prior to stepping into the shower spray. [CPC 408.9]
☐ Tempered shower doors and panels.
☐ Water closets shall not be set closer than 15 inches from its center line to a side wall or obstruction. The clear space in front of the water closet shall not be less than 24 inches. [CPC 402.5]
☐ Shower compartments regardless of size shall have a minimum finished interior of 1024 square inches and shall be capable of encompassing a 30 inch circle. [CPC 408.6]
☐ The maximum hot water temperature discharging from the bathtub or whirlpool bathtub filler shall be limited to 120 degrees F. by a device that is in accordance to with ASSE 1070 or CSA [CPC 409.4]
☐ Showers must have a minimum inside clear dimension of 30" with a minimum total area of 1,024 square inches [CPC 411.7].
☐ Shower doors must be at least 22" wide [CPC 411.6].
☐ Showers must have waterproof wall finish up at least 6' above the floor. [R307.2]
☐ Glass shower and tub enclosure must be safety glazing.[R307.2]
☐ Shower and tub/shower walls to specify a smooth, hard, nonabsorbent surface (e.g.ceramic tile or fiberglass) over a moisture resistant underlayment (e.g., cement, fiber cement, or glass mat gypsum backer) to a height of 72 inches above the drain inlet. Please note: Water-resistant gypsum backing board shall not be used over a vapor retarder in shower or bathtub compartments. [R307.2]

DIMENSIONS NOTES

1-CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD AND NOTIFY ARCHITECT OF ANY DISCREPANCY BEFORE ANY CONSTRUCTION

2- CONTRACTOR TO STAKE PROPERTY
LINES WITH SURVEYOR AND USE SETBACKS FOR ADDITION LAY-OUT

GRAPHIC KEY.

EXISTING WALL TO REMAIN

NEW FRAMED EXTERIOR / INTERIOR WALL S.S.D.

FIRE RESISTIVE WALL CONSTRUCTION
AT WALLS BETWEEN GARAGE AND LIVABLE SPACE:
MIN. 1/2" GYPSUM BOARD TYPE X OVER STUDS FROM CURB TO UNDERSIDE OF ROOF SHEATING APPLIED TO INTERIOR SIDE OF THE EXTERIOR WALLS

1 1ST FLOOR PLAN
Scale: 1/4" = 1'-0"

N

3,306 sq.ft. (house) + 694 sq.ft. (garage)

0 4 8 12 16

GENERAL SHEET NOTES:

1. REFER TO MECHANICAL, ELECTRICAL, AND STRUCTURAL DRAWINGS FOR EXTENT OF MECHANICAL, ELECTRICAL, AND STRUCTURAL WORK.

2. ALL EXTERIOR STUD WALLS SHALL HAVE MIN. R-15 FOIL BACKED INSULATION.

3. REFER TO STRUCTURAL DRAWINGS FOR ALL FRAMING AND STRUCTURAL MEMBER SIZES.

4. Glazing meeting the requirements listed below shall be tempered:

☐ *Glazing in all fixed and operable panels of swinging door, sliding and bi-fold doors. [R308.4.1]*

☐ *Glazing in an individual fixed or operable panel that meets all of the following conditions: [R308.4.3]*

a. The exposed area of an individual pane larger than 9 square feet.
b. The bottom edge of the glazing is less than 18 inches above the floor.
c. The top edge of the glazing is more than 36 inches above the floor; and
d. One or more walking surfaces are within 36 inches, measured horizontally and in a straight line of the glazing.

☐ *Glazing in walls, enclosures, or fences containing or facing hot tubs, spas, whirlpools, saunas, steam rooms, bathtubs, showers, or indoor or outdoor swimming pools, where the bottom exposed edge of the glazing is less than 60 inches measured vertically above any standing or walking surface. [R308.4.5]*
☐ *Glazing where the bottom exposed edge of the glazing is less than 36 inches above the plane of the adjacent walking surface of stairways. Landings between flights of stairs and ramps. [R308.4.6]*
☐ *Glazing adjacent to the landing at the bottom of a stairway where the glazing is less than 36 inches above the landing and within 60 inches horizontally of the bottom tread. [R308.4.7]*

5. PROVIDE PRESSURE RELIEF VALVE WITH DRAIN TO OUTSIDE AT WATER HEATER.

6. MAXIMUM TEMPERATURE WILL BE LIMITED TO 120 DEGREES F.

7. INSTALL WINDOWS PER MANUFACTURER'S RECOMMENDATIONS

8. DIMENSIONS ARE TO FINISH OF WALLS U.O.N.

9. MIN. JAMB AT DOORS TO BE 4"

STAIRWAY REQUIREMENT

A. STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES IN CLEAR WIDTH ABOVE THE HANDRAILS. HANDRAIL PROJECTIONS ARE LIMITED TO NOT MORE THAN 4.5 INCHES ON EITHER SIDE OF THE STAIRWAY. (CRC Sec.R311.7.1)

B. HEADROOM SHALL NOT BE LESS THAN 6 FEET 8 INCHES MEASURED FROM THE SLOPED LINE ADJOINING THE TREAD NOSING. (CRC R311.7.2)

C. RISER HEIGHT SHALL NOT EXCEED 7 3/4 INCHES. THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8". (CRC Sec.R311.7.4.1).

D. TREAD DEPTH (MEASURED BETWEEN THE NOSING) SHALL BE AT LEAST 10 INCES. THE LARGEST TREAD DEPTH WIITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8" (CRC Sec.R311.7.4.2)

E. NOSING NOT LESS THAN 0.75" BUT NOT MORE THAN 1.25" SHALL BE PROVIDED ON STAIRWAYS WITH SOLID RISERS IF THE TREAD DEPTH IS LESS THAN 11". THE RADIUS OF CURVATURE AT THE NOSING SHALL BE NO GREATER THAN 9/16 INCH. (CRC Sec.R311.7.4.3).

F. OPEN RISERS ARE PERMITTED, PROVIDED THAT THE OPENING BETWEEN TREADS DOES NOT PERMIT THE PASSAGE OF A 4- INCH DIAMETER SPHERE. THE OPENING BETWEEN ADJACENT TREADS IS NOT LIMITED ON STAIRS WITH A TOTAL RISE OF 30 INCHES OF LESS. (CRC Sec. R311.7.4.3)

Revision	Revision	Revision

KOGANTI RESIDENCE

12170 Dawn Ln Los Altos Hills,Ca.

FIRST FLOOR PLAN

Sheet Scale : AS NOTED	Drawn By DG	Reviewed By DG	1/16/2020

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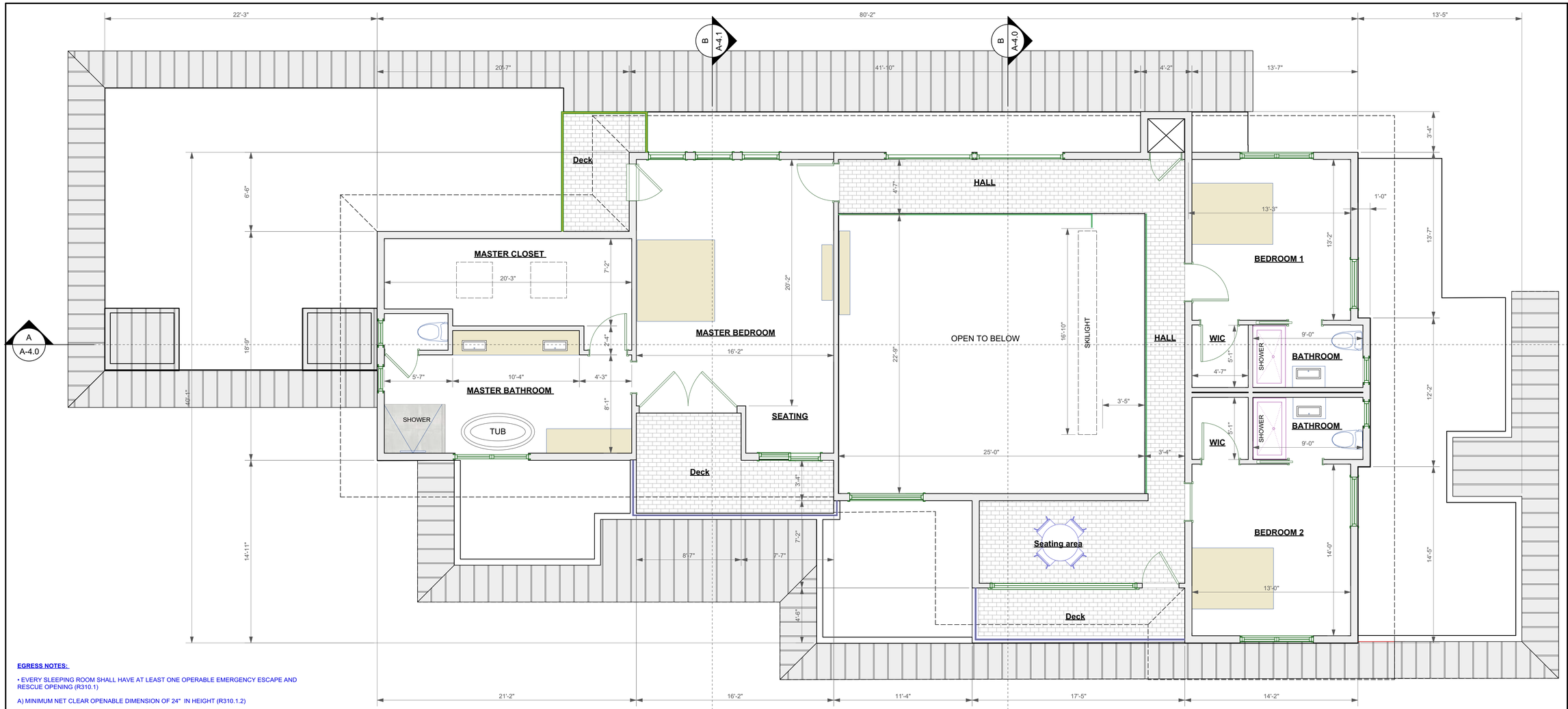
A 2.0



EGRESS NOTES:

• EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING (R310.1)

A) MINIMUM NET CLEAR OPENABLE DIMENSION OF 24" IN HEIGHT (R310.1.2)

B) MINIMUM NET CLEAR OPENABLE DIMENSION OF 20" IN WIDTH (R310.1.3)

C) MINIMUM NET CLEAR OPENABLE DIMENSION OF 5.7 SQUARE FEET IN AREA.
GRADE FLOOR OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5 SQUARE FEET (R310.1.1)

D) WHERE EMERGENCY ESCAPE AND RESCUE WINDOWS ARE PROVIDED THEY SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44 INCHES MEASURED FROM THE FLOOR.

DIMENSIONS NOTES

1-CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD AND NOTIFY ARCHITECT OF ANY DISCREPANCY BEFORE ANY CONSTRUCTION

2- CONTRACTOR TO STAKE PROPERTY
LINES WITH SURVEYOR AND USE SETBACKS FOR ADDITION LAY-OUT

WATER HEATER NOTES:

WATER HEATERS REQUIRE TWO SEISMIC STRAPS; ONE LOCATED WITHIN THE TOP 1/3 OF THE WATER HEATER AND ONE AT THE BOTTOM 1/3.
THE BOTTOM STRAP SHALL BE LOCATED AT LEAST 4" AWAY FROM THE HEATER CONTROLS. CPC 508.2
MAXIMUM TEMPERATURE WILL BE LIMITED TO 120 DEGREES F.

PLUMBING PLAN NOTES:

A) WATER CLOSETS SHALL HAVE AN AVERAGE WATER CONSUPTION OF NOT MORE THAN 1.28 GALLONS PER FLUSH. CPC 402.2C
B) SHOWER HEADS MAXIMUM 2.0 GPM.
C) KITCHEN / WETBAR / LAUNDRY FAUCET MAXIMUM 1.8 GPM.
D) LAVY FAUCET MAXIMUM 1.5 GPM.

☐ Control valves and shower heads shall be located on the sidewall of shower compartments or otherwise arranged so that the shower head does not discharge directly at the entrance to the compartment so that the bather can adjust the valves prior to stepping into the shower spray. [CPC 408.9]
☐ Tempered shower doors and panels.
☐ Water closets shall not be set closer than 15 inches from its center line to a side wall or obstruction. The clear space in front of the water closet shall not be less than 24 inches. [CPC 402.5]
☐ Shower compartments regardless of size shall have a minimum finished interior of 1024 square inches and shall be capable of encompassing a 30 inch circle. [CPC 408.6]
☐ The maximum hot water temperature discharging from the bathtub or whirlpool bathtub filler shall be limited to 120 degrees F. by a device that is in accordance to with ASSE 1070 or CSA [CPC 409.4]
☐ Showers must have a minimum inside clear dimension of 30" with a minimum total area of 1,024 square inches [CPC 411.7].
☐ Shower doors must be at least 22" wide [CPC 411.6].
☐ Showers must have waterproof wall finish up at least 6' above the floor. [R307.2]
☐ Glass shower and tub enclosure must be safety glazing.[R307.2]
☐ Shower and tub/shower walls to specify a smooth, hard, nonabsorbent surface (e.g.ceramic tile or fiberglass) over a moisture resistant underlayment (e.g., cement, fiber cement, or glass mat gypsum backer) to a height of 72 inches above the drain inlet. Please note: Water-resistant gypsum backing board shall not be used over a vapor retarder in shower or bathtub compartments. [R307.2]

1 2ND FLOOR PLAN
Scale: 1/4" = 1'-0"

0 4 8 12 16

N

GRAPHIC KEY:

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NEW FRAMED EXTERIOR / INTERIOR WALL S.S.D.

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Revision
Revision
Revision

KOGANTI RESIDENCE
12170 Dawn Ln Los Altos Hills,Ca.

SECOND FLOOR PLAN

Sheet Scale : AS NOTED
Drawn By DG
Reviewed By DG
1/16/2020

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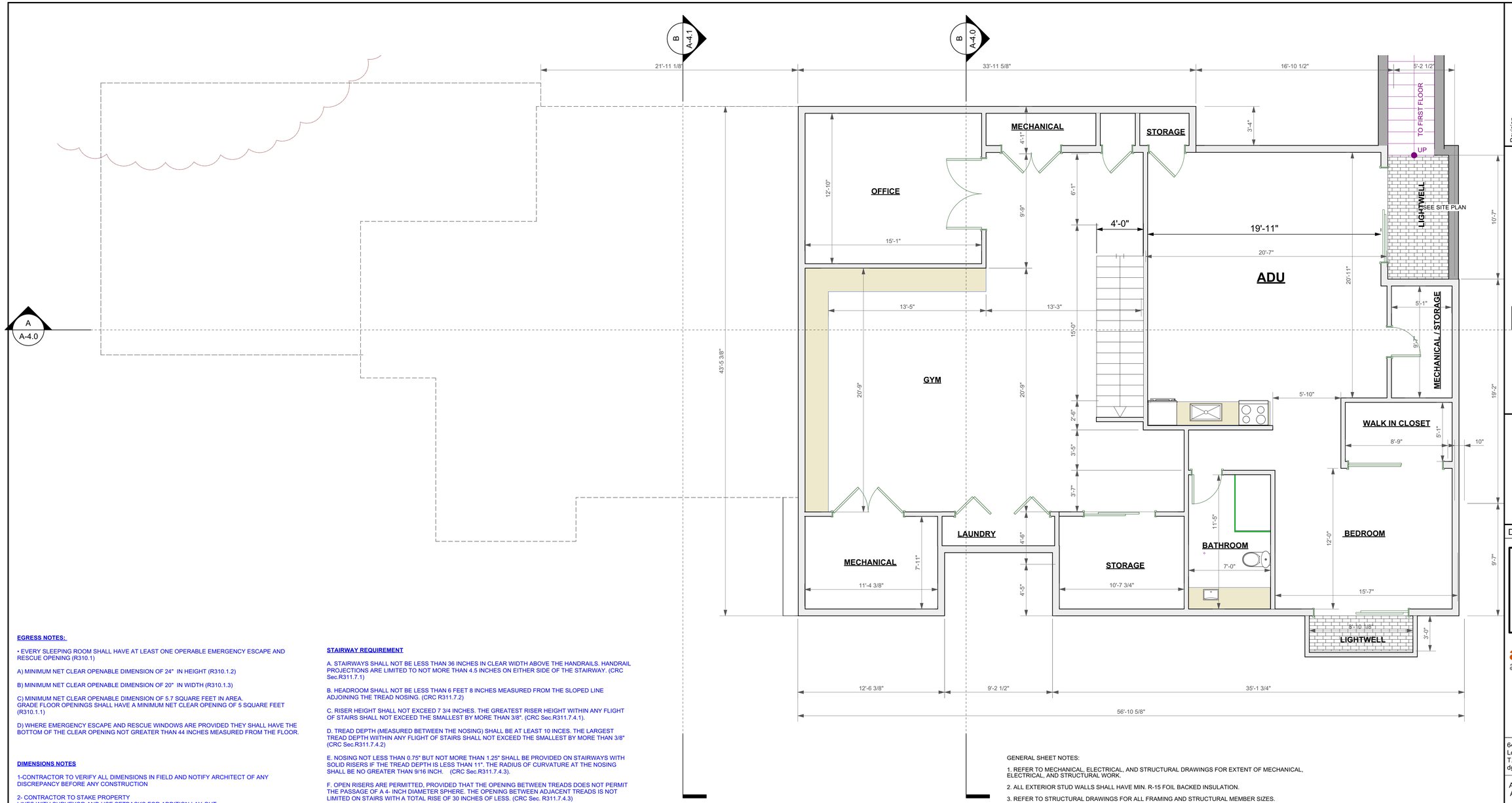

1 BASEMENT FLOOR PLAN
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0 4 8 12 16

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Revision | Revision | Revision

KOGANTI RESIDENCE
12170 Dawn Ln Los Altos Hills,Ca.

BASEMENT

Sheet Scale : AS NOTED | Drawn By DG | Reviewed By DG | 1/16/2020

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REN 12-31-19
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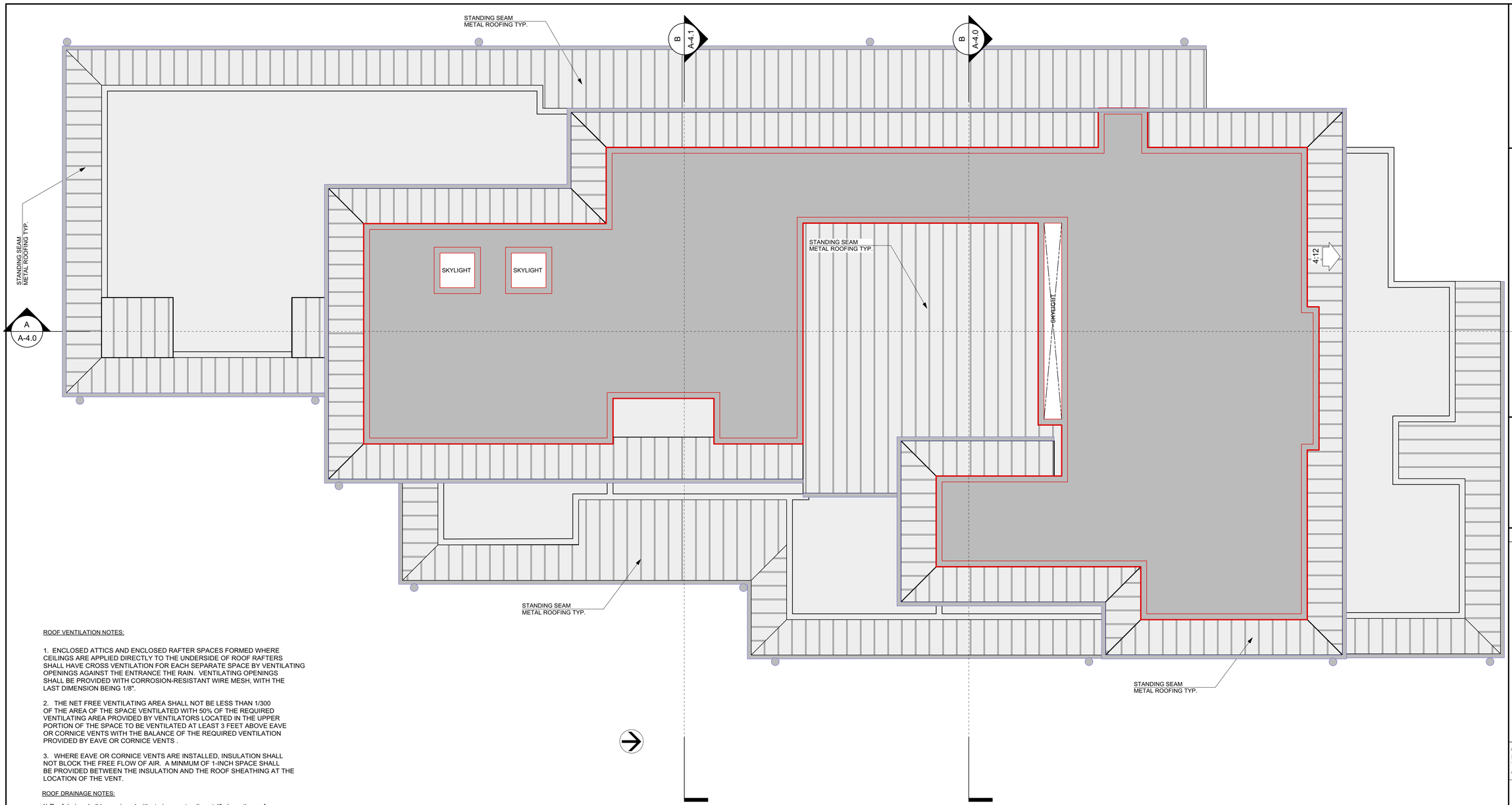
A 2.2



ROOF VENTILATION NOTES:

1. ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS AGAINST THE ENTRANCE THE RAIN. VENTILATING OPENINGS SHALL BE PROVIDED WITH CORROSION-RESISTANT WIRE MESH, WITH THE LAST DIMENSION BEING 1/8".

2. THE NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/300 OF THE AREA OF THE SPACE VENTILATED WITH 50% OF THE REQUIRED VENTILATING AREA PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE EAVE OR CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS .

3. WHERE EAVE OR CORNICE VENTS ARE INSTALLED, INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. A MINMUM OF 1-INCH SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING AT THE LOCATION OF THE VENT.

ROOF DRAINAGE NOTES:

1) Roof drains shall be equipped with strainers extending at 4" above the roof deck surface and be at least 1-1/2 times larger than the drainpipe. (CPC 1105.2)

2)Where roof surfaces are not designed to drain over roof edges, overflow drains or scuppers three times the size of required roof drains shall be provided. Said drains to be located 2" above the low point of the roof. Overflow drains to be independent of and in addition to surface drains. CBC 1506.3

3)Roof drainage water shall not be allowed to flow over public property CBC 1506.5

4) Provide splashblocks at each downspout

VAPOR BARRIER NOTE

PROVIDE CLASS 1 OR CLASS 2 VAPOR BARRIER INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING OR PROVIDE VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE EAVE OR CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS PER CRC R806.2

SKYLIGHTS NOTE

PLUMBING VENTS TO BE A MINIMUM OF 10' AWAY FROM, OR AT LEAST 3' ABOVE ANY OPERABLE SKYLIGHTS PER CPC 906.2

SKYLIGHTS MIN. ENERGY PERFORMANCE: (U= 0.45, SHGC=0.4 MAX PER T24)

INDICATES PHOTOVOLTAIC PANELS, TYP.

LIGHTING NOTE:
NO CAN LIGHTS WILL BE IN THE ROOF EAVES

1 ROOF PLAN
Scale: 1/4" = 1'-0"

0 4 8 12 16

Revision
Revision
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KOGANTI RESIDENCE
12170 Dawn Ln Los Altos Hills,Ca.

ROOF PLAN

Sheet Scale : AS NOTED
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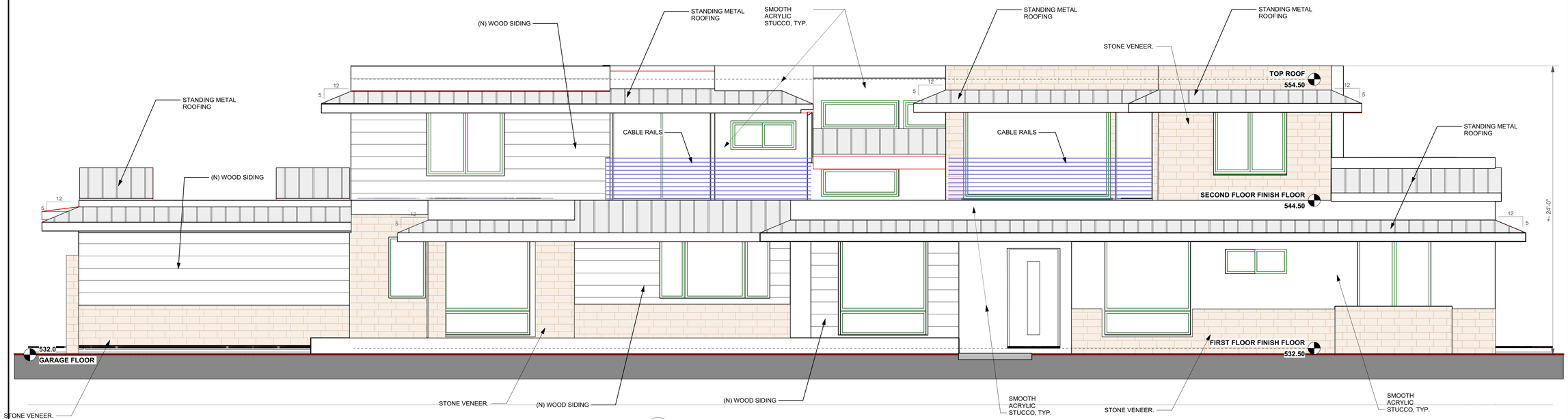
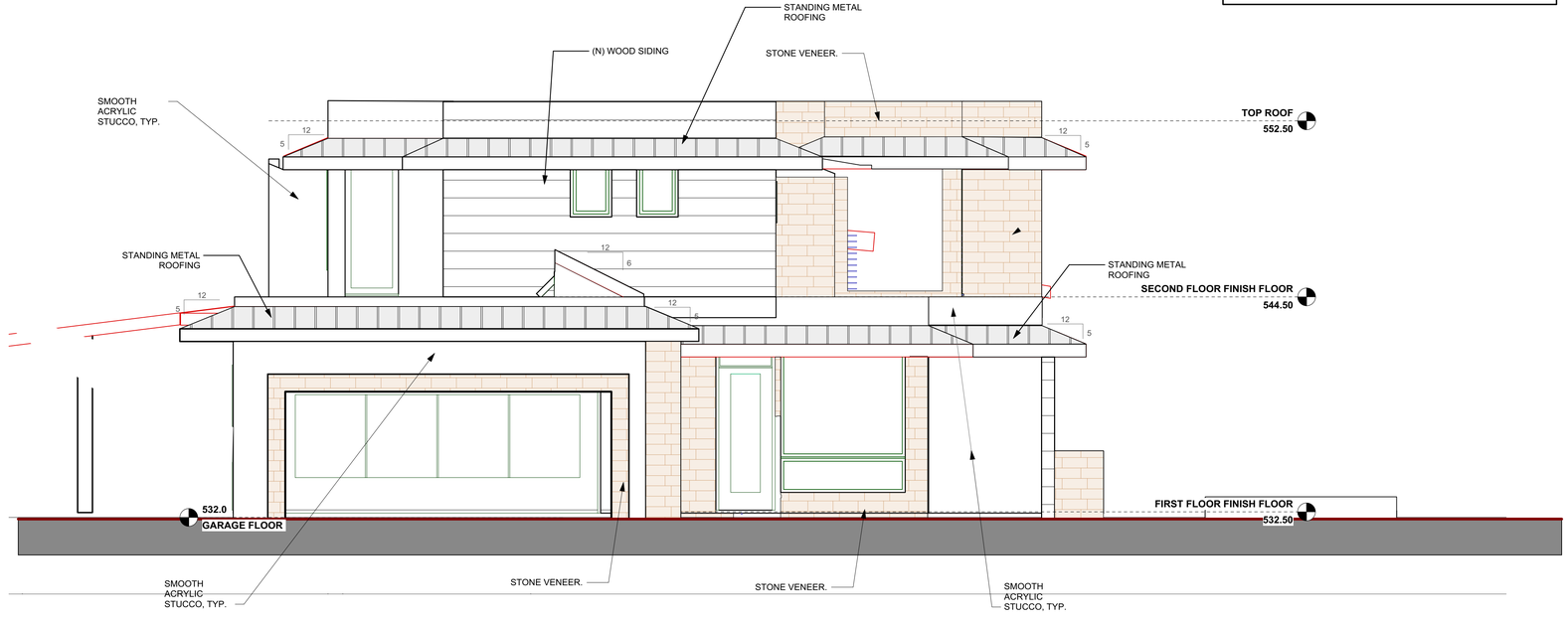


1 FRONT ELEVATION (EAST)
Scale: 1/4" = 1'-0"

NOTE:
FOR MATERAILS SPECIFICATIONS
& COLORS, SEE SHEET MB - MATERIAL BOARD



2 SOUTH ELEVATION
Scale: 1/4" = 1'-0"

Revision
Revision
Revision

KOGANTI RESIDENCE
12170 Dawn Ln Los Altos Hills,Ca.
EXTERIOR ELEVATIONS

Sheet Scale : AS NOTED
Drawn By DG
Reviewed By DG
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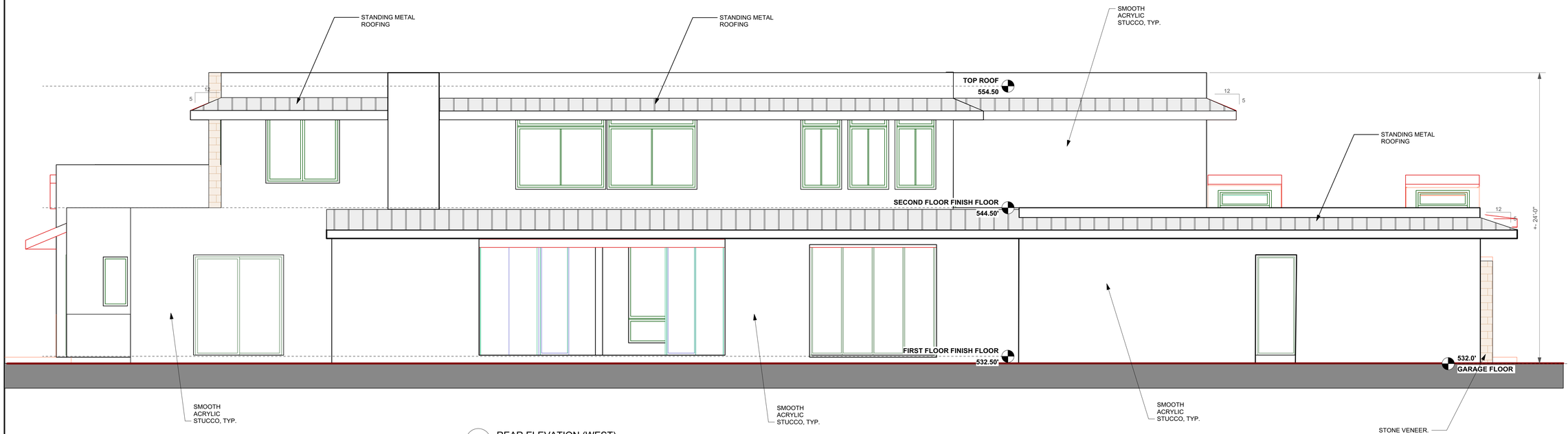
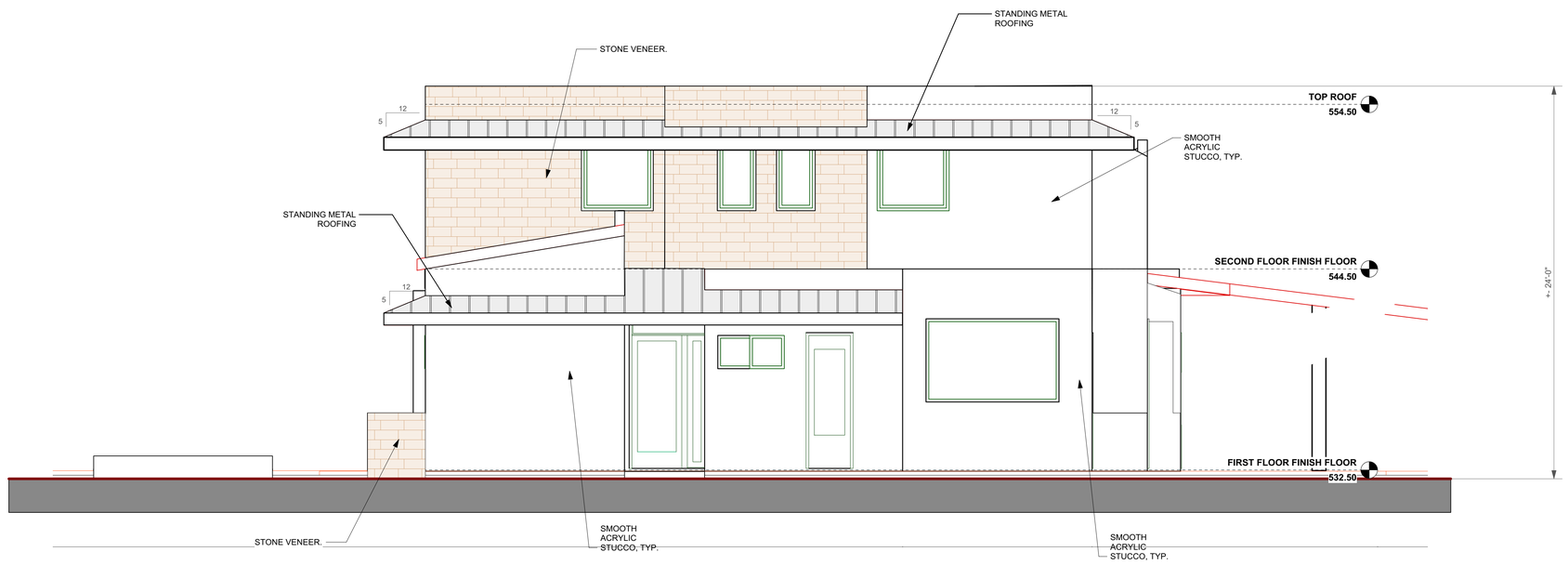


1 REAR ELEVATION (WEST)
Scale: 1/4" = 1'-0"



2 NORTH ELEVATION
Scale: 1/4" = 1'-0"

Revision
Revision
Revision

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12170 Dawn Ln Los Altos Hills,Ca.

EXTERIOR ELEVATIONS

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Drawn By DG
Reviewed By DG
1/16/2020

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LICENSED ARCHITECT
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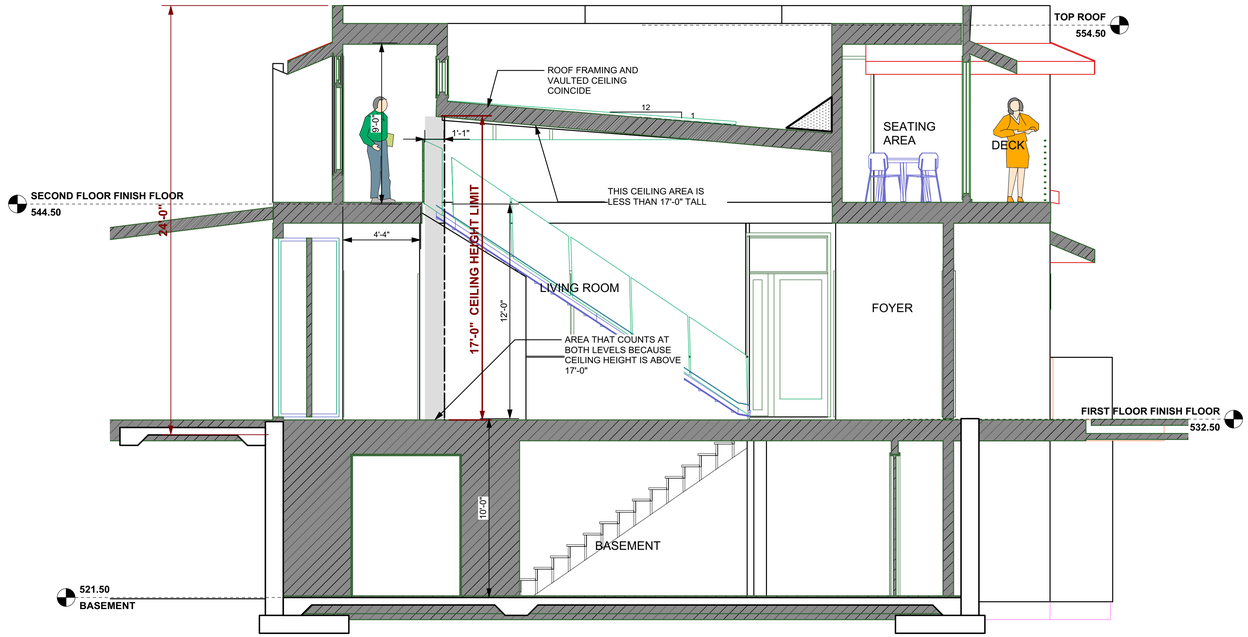
A 3.1



2 SECTION B-B
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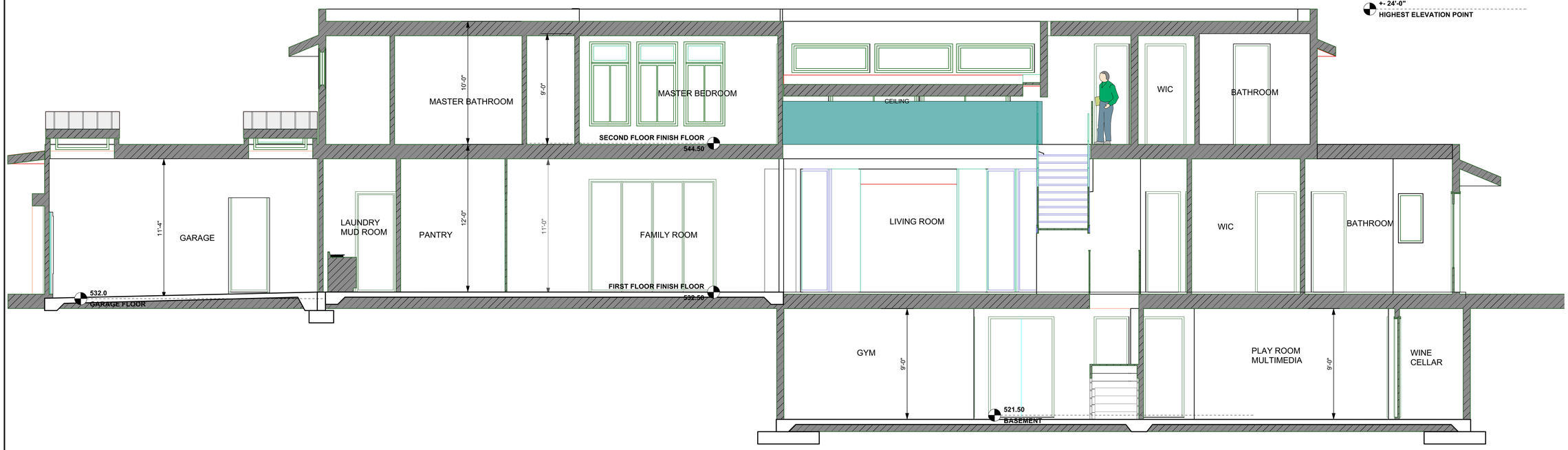

1 SECTION A-A
Scale: 1/4" = 1'-0"

Revision
Revision
Revision

KOGANTI RESIDENCE
12170 Dawn Ln Los Altos Hills,Ca.

BUILDING SECTIONS

Sheet Scale : AS NOTED
Drawn By DG
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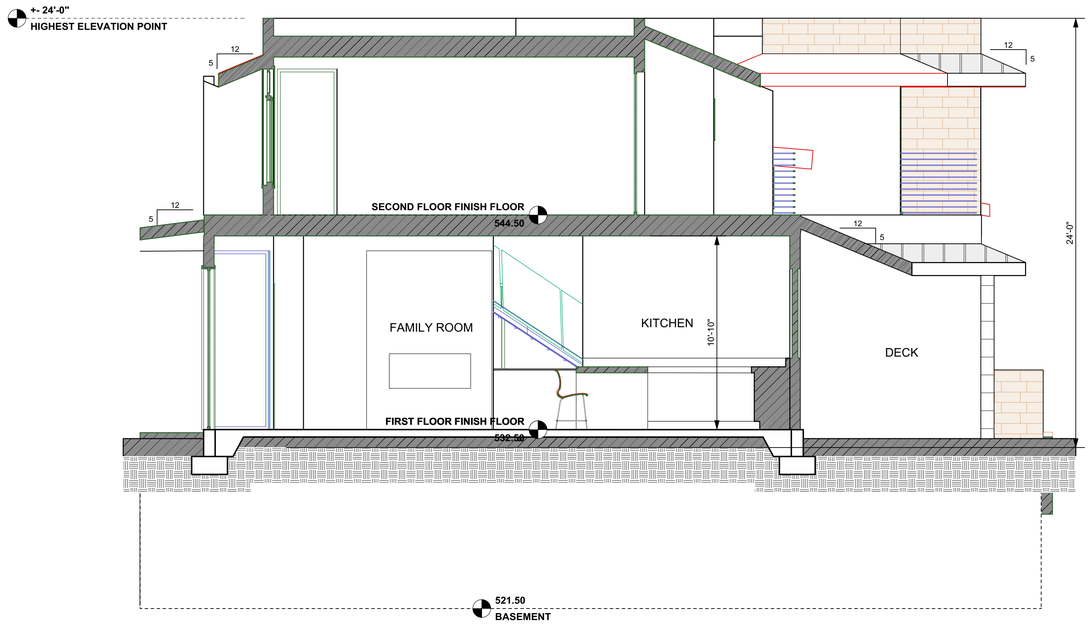
A 4.0



1 SECTION B-B
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A 4.1

NEW HOME RATING SYSTEM, VERSION 7.0

SINGLE FAMILY CHECKLIST

GreenPointRATED — A PROGRAM OF BUILD IT GREEN

The GreenPoint Rated checklist tracks green features incorporated into the home. GreenPoint Rated is administered by Build It Green, a non-profit whose mission is to promote healthy, energy and resource efficient buildings in California.

The minimum requirements of GreenPoint Rated are: verification of 50 or more points; Earn the following minimum points per category: Commuity (2) Energy (25), Indoor Air Quality/Health (6), Resources (6), and Water (6); and meet the prerequisites CALGreen Mandatory, E5.2 , H6.1, J5.1, O1, O7.

Directions for Use: Column A is a dropdown menu with the options of "Yes", "No", or "TBD" or a range of percentages to allocate points. Select the appropriate dropdown and the appropriate points will appear in the blue "points achieved" column.

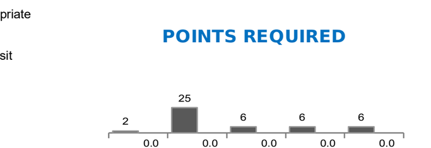
The criteria for the green building practices listed below are described in the GreenPoint Rated New Home Rating Manual. For more information please visit **www.builditgreen.org/greenpointrated**
Build It Green is not a code enforcement agency.

A home is only GreenPoint Rated if all features are verified by a Certified GreenPoint Rater and certified by Build It Green.

Points Achieved: 76

Certification Level:

POINTS REQUIRED



New Home Single Family Version 7.0

Project Name: Koganti Residence
Project Address: 12170 Dawn Lane
Project City: Los Altos Hills
Project Zip: 94022

	MEASURES	Points Achieved	Community	Energy	IAQ/Health	Resources	Water	NOTES
			Possible Points					
CALGreen								
TBD	CALGreen Res (REQUIRED)			1	1	1	1	
A. SITE								
TBD	**A1. Construction Footprint** (Site Preservation Plan Beyond Local Ordinance OR 40% of Site Undeveloped and Undisturbed)							
	A2. Job Site Construction Waste Diversion							
TBD	A2.1 75% C&D Waste Diversion (**Including** Alternative Daily Cover)							
TBD	A2.2 65% C&D Waste Diversion (**Excluding** Alternative Daily Cover)							
TBD	A2.3 Recycling Rates from Third-Party Verified Mixed-Use Waste Facility							
TBD	**A3. Recycled Content Base Material** (Minimum 25% Post-Consumer Content)							
TBD	**A4. Heat Island Effect Reduction (Non-Roof)**			1				
TBD	**A5. Construction Environmental Quality Management Plan Including Flush-Out**				1			
	A6. Stormwater Control: Prescriptive Path							
TBD	A6.1 Permeable Paving Material						1	
TBD	A6.2 Filtration and/or Bio-Retention Features							
TBD	A6.3 Non-Leaching Roofing Materials						1	
TBD	A6.4 Smart Stormwater Street Design							
TBD	**A7. Stormwater Control: Performance Path** (Capture and Treat 85% of Annual Runoff Onsite)							
B. FOUNDATION								
TBD	**B1. Fly Ash and/or Slag in Concrete** (Minimum of 30%)					1		
TBD	**B2. Radon-Resistant Construction**							
TBD	**B3. Foundation Drainage System**					2		
TBD	**B4. Moisture Controlled Crawlspace**				1			
	B5. Structural Pest Controls							
TBD	B5.1 Termite Shields and Separated Exterior Wood-to-Concrete Connections							
TBD	B5.2 Plant Trunks, Bases, or Stems at Least 36 Inches from the Foundation							
C. LANDSCAPE								
0.00%	Enter the landscape area percentage. Points capped at 6 for less than 15%.							
TBD	**C1. Plants Grouped by Water Needs (Hydrozoning)**							
TBD	**C2. Three Inches of Mulch in Planting Beds**							
	C3. Resource Efficient Landscapes							
TBD	C3.1 No Invasive Species Listed by Cal-IPC					1		
TBD	C3.2 Plants Chosen and Located to Grow to Natural Size (Limited Maintenance)							
TBD	C3.3 Drought Tolerant, California Native, Mediterranean Species, or Other Appropriate Species							
	C4. Minimal Turf in Landscape							

New Home Single Family Version 7.0

	Measures	Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
			0.0	0.0	0.0	0.0	0.0	
TBD	C4.1 No Turf on Slopes Exceeding 10% and No Overhead Sprinklers Installed in Areas Less Than Eight Feet Wide							
TBD	C4.2 Turf on a Small Percentage of Landscaped Area						2	
TBD	C5. Trees to Moderate Building Temperature (at least 50% of West Facing Glazing and Walls Shaded)							
TBD	**C6. High-Efficiency Irrigation System**							
TBD	C7. One Inch of Compost in the Top Six to Twelve Inches of Soil (with Soil Testing)							
TBD	**C8. Rainwater Harvesting System**							
TBD	**C9. Recycled Wastewater Irrigation System**						1	
TBD	**C10. Submeter or Dedicated Meter for Landscape Irrigation**							
TBD	**C11. Landscape Meets Water Budget**							
	C12. Environmentally Preferable Materials for Site							
TBD	C12.1 Environmentally Preferable Materials for 70% of Non-Plant Landscape Elements and Fencing							
TBD	C13. Reduced Light Pollution (Exterior lighting fixtures shielded and directed downward)							
TBD	**C14. Large Stature Tree(s)**		1					
TBD	**C15. Third Party Landscape Program Certification**							
TBD	C16. Maintenance Contract with Certified Professional (Bay-Friendly Qualifed Professional or Equiv.)							
D. STRUCTURAL FRAME								
	D1. Optimal Value Engineering							
TBD	D1.1 Joists, Rafters, and Studs at 24 Inches on Center			1				
TBD	D1.2 Non-Load Bearing Door and Window Headers Sized for Load							
TBD	D1.3 Advanced Framing Measures							
TBD	D2. Construction Material Efficiencies (Pre-assembled wall and roof framing for at least 80% of project)							
	D3. Engineered Lumber							
TBD	D3.1 Engineered Beams and Headers							
TBD	D3.2 Wood I-Joists or Web Trusses for Floors					1		
TBD	D3.3 Engineered Lumber for Roof Rafters					1		
TBD	D3.4 Engineered or Finger-Jointed Studs for Vertical Applications							
TBD	D3.5 OSB for Subfloor							
TBD	D3.6 OSB for Wall and Roof Sheathing							
TBD	**D4. Insulated Headers**							
	D5. FSC-Certified Wood							
TBD	D5.1 Dimensional Lumber, Studs, and Timber							
TBD	D5.2 Panel Products							

New Home Single Family Version 7.0

	Measures	Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
			0.0	0.0	0.0	0.0	0.0	
	D6. Solid Wall Systems							
TBD	D6.1 At Least 90% of Floors							
TBD	D6.2 At Least 90% of Exterior Walls			1				
TBD	D6.3 At Least 90% of Roofs			1				
TBD	**D7. Energy Heels on Roof Trusses**			1				
TBD	**D8. Overhangs and Gutters**			1				
	D9. Reduced Pollution Entering the Home from the Garage							
TBD	D9.1 Detached Garage							
TBD	D9.2 Mitigation Strategies for Attached Garage				1			
	D10. Structural Pest and Rot Controls							
TBD	D10.1 All Wood Located At Least 12 Inches Above the Soil							
TBD	D10.2 Wood Framing Treated With Borates or Factory-Impregnated, or Wall Materials Other Than Wood							
TBD	D11. Moisture Resistant Materials in Wet Areas (such as Kitchen, Bathrooms, Utility Rooms, and Basements)							
E. EXTERIOR								
TBD	**E1. Environmentally Preferable Decking**							
TBD	**E2. Flashing Installation Third-Party Verified**							
TBD	**E3. Rain Screen Wall System**							
TBD	**E4. Durable and Non-Combustible Cladding Materials**					1		
	E5. Durable Roofing Materials							
TBD	E5.1 Durable and Fire Resistant Roofing Materials or Assembly					1		
TBD	**E6. Vegetated Roof**			2				
F. INSULATION								
	F1. Insulation with 30% Post-Consumer or 60% Post-Industrial Recycled Content							
TBD	F1.1 Walls and Floors					1		
TBD	F1.2 Ceilings					1		
	F2. Insulation that Meets the CDPH Standard Method—Residential for Low Emissions							
TBD	F2.1 Walls and Floors				1			
TBD	F2.2 Ceilings				1			
	F3. Insulation That Does Not Contain Fire Retardants							
TBD	F3.1 Cavity Walls and Floors							
TBD	F3.2 Ceilings							
TBD	F3.3 Interior and Exterior							
G. PLUMBING								
	G1. Efficient Distribution of Domestic Hot Water							
TBD	G1.1 Insulated Hot Water Pipes			1				
TBD	G1.2 WaterSense Volume Limit for Hot Water Distribution							
TBD	G1.3 Increased Efficiency in Hot Water Distribution							
	G2. Install Water-Efficient Fixtures							
TBD	G2.1 WaterSense Showerheads 1.8gpm with Matching Compensation Valve							
TBD	G2.2 WaterSense Bathroom Faucets 1.0 gpm						1	

New Home Single Family Version 7.0

	Measures	Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
			0.0	0.0	0.0	0.0	0.0	
TBD	G2.3 WaterSense Toilets with a Maximum Performance (MaP) Threshold of No Less Than 500 Grams 1.28gpf OR 1.1 gpf							
TBD	**G3. Pre-Plumbing for Graywater System**							
TBD	**G4. Operational Graywater System**							
TBD	**G6. Thermostatic Shower Valve or Auto-Diversion Tub Spout**						1	
H. HEATING, VENTILATION								
	H1. Sealed Combustion Units							
TBD	H1.1 Sealed Combustion Furnace				1			
TBD	H1.2 Sealed Combustion Water Heater				2			
TBD	**H2. High Performing Zoned Hydronic Radiant Heating System**							
	H3. Effective Ductwork							
TBD	H3.1 Duct Mastic on Duct Joints and Seams							
TBD	H3.2 Pressure Balance the Ductwork System							
TBD	**H4. ENERGY STAR® Bathroom Fans Per HVI Standards with Air Flow Verified**				1			
	H5. Advanced Practices for Cooling							
TBD	H5.1 ENERGY STAR Ceiling Fans in Living Areas and Bedrooms							
	H6. Whole House Mechanical Ventilation Practices to Improve Indoor Air Quality							
TBD	H6.1 Meet ASHRAE 62.2-2010 Ventilation Residential Standards		R	R	R	R	R	
TBD	H6.2 Advanced Ventilation Standards							
TBD	H6.3 Outdoor Air is Filtered and Tempered				1			
	H7. Effective Range Hood Design and Installation							
TBD	H7.1 Effective Range Hood Ducting and Design				1			
TBD	H7.2 Automatic Range Hood Control				1			
TBD	**H8. High Efficiency HVAC Filter (MERV 13+)**							
TBD	**H9 Advanced Refrigerants**							
TBD	**H10. No Fireplace or Sealed Gas Fireplace**				1			
TBD	**H11. Humidity Control Systems**				1			
TBD	**H12. Register Design Per ACCA Manual T**							
I. RENEWABLE ENERGY								
TBD	**I1. Pre-Plumbing for Solar Water Heating**			1				
TBD	**I2. Preparation for Future Photovoltaic Installation**			1				
0.00%	**I3. Onsite Renewable Generation (Solar PV, Solar Thermal, and Wind)**	0						
	I4. Net Zero Energy Home							
TBD	I4.1 Near Zero Energy Home							
TBD	I4.2 Net Zero Electric							
TBD	**I5. Energy Storage System**							
J. BUILDING PERFORMANCE								
TBD	**J1. Third-Party Verification of Quality of Insulation Installation**				1			
TBD	**J2. Supply and Return Air Flow Testing**			1	1			
TBD	**J3. Mechanical Ventilation Testing**				1			
TBD	**J4. Combustion Appliance Safety Testing**				1			
	J5. Building Energy Performance							
0.00%	J5.1 Home Meets or Exceeds Energy Compliance Pathway	0						
TBD	**J6. Title 24 Prepared and Signed by a CABEC Certified Energy Analyst**			1				
TBD	**J7. Participation in Utility Program with Third-Party Plan Review**			1				
TBD	**J8. ENERGY STAR for Homes**			1				
No	**J9. EPA Indoor airPlus Certification**	0						
TBD	**J10. Blower Door Testing**							
K. FINISHES								
	K1. Entryways Designed to Reduce Tracked-In Contaminants							
TBD	K1.1 Individual Entryways (Deliberate hard surface at entrances and permanent assembly for shoe storage)							
TBD	**K2. Zero-VOC Interior Wall and Ceiling Paints**							
TBD	**K3. Low-VOC Caulks and Adhesives**							
	K4. Environmentally Preferable Materials for Interior Finish							

New Home Single Family Version 7.0

	Measures	Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
			0.0	0.0	0.0	0.0	0.0	
TBD	K4.1 Cabinets							
TBD	K4.2 Interior Trim							
TBD	K4.3 Shelving							
TBD	K4.4 Doors							
TBD	K4.5 Countertops							
	K5. Formaldehyde Emissions in Interior Finish Exceed CARB							
TBD	K5.1 Doors							
TBD	K5.2 Cabinets and Countertops							
TBD	K5.3 Interior Trim and Shelving							
TBD	**K6. Products That Comply With the Health Product Declaration Open Standard**							
TBD	**K7. Indoor Air Formaldehyde Level Less Than 27 Parts Per Billion**							
No	**K8. Comprehensive Inclusion of Low Emitting Finishes**				1			
L. FLOORING								
TBD	**L1. Environmentally Preferable Flooring**							
TBD	L2. Low-Emitting Flooring Meets CDPH 2010 Standard Method—Residential							
TBD	**L3. Durable Flooring** (All flooring is hard surface)							
TBD	**L4. Thermal Mass Flooring**							
M. APPLIANCES AND LIGHTING								
TBD	**M1. ENERGY STAR® Dishwasher**						1	
	M2. Efficient Laundry Appliances							
TBD	M2.1 CEE-Rated Clothes Washer						2	
TBD	M2.2 Energy Star Dryer			2				
TBD	M2.3 Solar Dryer/ Laundry Lines			0.5				
TBD	**M3. Size-Efficient ENERGY STAR Refrigerator**			2				
	M4. Permanent Centers for Waste Reduction Strategies							
TBD	M4.1 Built-In Recycling Center							
TBD	M4.2 Built-In Composting Center							
	M5. Lighting Efficiency							
TBD	M5.1 High-Efficacy Lighting			2				
TBD	M5.2 Lighting System Designed to IESNA Footcandle Standards or Designed by Lighting Consultant							
TBD	**M6. Electric Vehicle Charging Stations and Infrastructure**							
N. COMMUNITY								
	N1. Smart Development							
TBD	N1.1 Infill Site		1					
TBD	N1.2 Designated Brownfield Site		1					
TBD	N1.3 Conserve Resources by Increasing Density			2				
TBD	N1.4 Cluster Homes for Land Preservation		1					
	N1.5 Home Size Efficiency							
	Enter the area of the home, in square feet							
	Enter the number of bedrooms							
	N2. Home(s)/Development Located Near Transit							
TBD	N2.1 Within 1 Mile of a Major Transit Stop							
TBD	N 2.2. Within 1/ 2 mile of a Major Transit Stop							
	N3. Pedestrian and Bicycle Access							
	N3.1 Pedestrian Access to Services Within 1/2 Mile of Community Services							
	Enter the number of Tier 1 services							
	Enter the number of Tier 2 services							
TBD	N3.2 Connection to Pedestrian Pathways							
TBD	N3.3 Traffic Calming Strategies							
	N4. Outdoor Gathering Places							
TBD	N4.1 Public or Semi-Public Outdoor Gathering Places for Residents							
TBD	N4.2 Public Outdoor Gathering Places with Direct Access to Tier 1 Community Services							
	N5. Social Interaction							
TBD	N5.1 Residence Entries with Views to Callers							
TBD	N5.2 Entrances Visible from Street and/or Other Front Doors							
TBD	N5.3 Porches Oriented to Street and Public Space							
	N6. Passive Solar Design							
TBD	N6.1 Heating Load							

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	Measures	Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
			0.0	0.0	0.0	0.0	0.0	
TBD	N6.2 Cooling Load			2				
	N7. Adaptable Building							
TBD	N7.1 Universal Design Principles in Units				1			
TBD	N7.2 Full-Function Independent Rental Unit							
	N8. Resiliency							
TBD	N8.1 Vulnerability Assessment (Cal-Adapt, Fortified Standard, HAZUS, FEMA P58, or Seismic Evaluation)							
TBD	N8.2 Strategies to Address Assessment Findings							
	N9. Social Equity in Community							
TBD	N9.1 Diverse Workforce (Supplier Diversity or Local Hire)							
TBD	N9.2 Community Location (Disadvantaged Community)							
O. OTHER								
TBD	**O1. GreenPoint Rated Checklist in Blueprints**		R	R	R	R	R	
TBD	**O2. Pre-Construction Kickoff Meeting with Rater and Subcontractors**			0.5				
TBD	**O3. Orientation and Training to Occupants—Conduct Educational Walkthroughs**							
TBD	**O4. Builder's or Developer's Management Staff are Certified Green Building Professionals**							
	O5. Home System Monitors							
TBD	O5.1 Energy Home System Monitors			1				
TBD	O5.2. Water Home System Monitors							
	O6. Green Building Education							
TBD	O6.1 Marketing Green Building		2					
TBD	O6.2 Green Building Signage							
TBD	**O7. Green Appraisal Addendum**		R	R	R	R	R	
TBD	**O8. Detailed Durability Plan and Third-Party Verification of Plan Implementation**							

Summary						
Total Available Points in Specific Categories	66	3	26	24	14	9
Minimum Points Required in Specific Categories	50	2	25	6	6	6
Total Points Achieved	0.0	0.0	0.0	0.0	0.0	0.0

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GREEN POINT CHECK LIST

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WOOD SIDING

WESTERN CEDAR SIDING
SEMI-TRANSPARENT STAIN

SANSIN BUTTERNUT 24

Butternut

WINDOWS

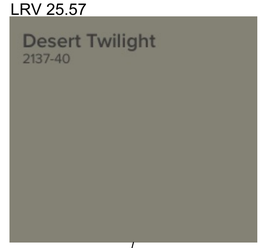
KOLBE VistaLuxe (Extruded Aluminum/Wood, contemporary) DARK BRONZE
USE ANTI-GLARE GLASS
AT NOTH & WEST SIDE OF BUILDING WITH SUN COAT

BOXED EAVES

IPE 2X6 T&G
SOFFIT DECKING

METAL ROOFING

MBCI STANDING SEAM METAL
BENJAMINE MOORE
DESERT TWILIGHT
LRV 25.57



EXTERIOR PERSPECTIVE - MATERIAL BOARD

HARDSCAPE PAVERS

BELGARD COMMERCIAL
FLOW-THROUGH MODULINE
PAVERS

ENTRY DOOR

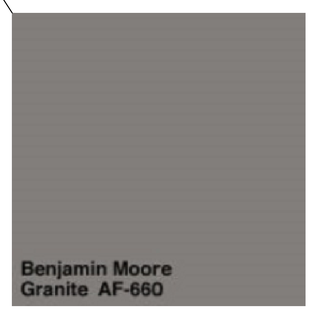
"ANDROMEDA" CBW Windows and DOORS
METAL DOOR, RED

STUCCO

BENJAMIN MOORE
PURITAN GREY
HC-164
LRV 33.71

ACCENT STUCCO

BENJAMIN MOORE
"GRANITE AF-660"
LRV 34.22



STONE VENEER

CORONADO STONE
SAWTOOTH LEDGE
NORTHLAND COLOR

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